

This instrument was prepared by  
(Name) DAVID F. OVSON Attorney at Law  
(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Send Tax Notice To: Randall Morris Wells  
name  
115 Chadwick Drive  
address  
Helena, Alabama 35080

STATE OF ALABAMA }  
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND TWO HUNDRED FORTY FIVE AND NO/100-----  
-----DOLLARS (\$110,245.00)  
to the undersigned grantor, Builder's Group, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Randall Morris Wells and wife, Nancy R. Wells a corporation,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 37, according to the survey of Chadwick, Sector One, as recorded in Map Book 17, page 52, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are a lien, but not yet due and payable until October 1, 1994.
2. Easements, rights-of-way and restrictions of record.

\$99,200.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-02626

01/25/1994-02626  
10:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MJS 20.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of January 1994  
Builder's Group, Inc.

ATTEST:

By Thomas A. Davis  
Thomas A. Davis, President

STATE OF Alabama }  
COUNTY OF Jefferson }

I, David F. Ovson  
State, hereby certify that Thomas A. Davis  
whose name as President of Builder's Group, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 18th day of January 1994

David F. Ovson  
David F. Ovson

Notary Public  
Notary Public

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